



## Prominent trade / showroom unit, Cardiff Road, Barry, CF63 2QW

Prominent roadside location - refurbished and immediately available

### Summary

|                       |  |
|-----------------------|--|
| <b>Tenure</b>         | To Let   |
| <b>Available Size</b> | 1,509 sq ft / 140.19 sq m  |
| <b>Rent</b>           | Rent on application  |
| <b>Service Charge</b> | £1 per sq ft<br>Service charge covers maintenance of external areas including building |
| <b>Business Rates</b> | To be re-assessed  |
| <b>EPC Rating</b>     | EPC exempt - Currently being constructed or undergoing major refurbishment             |

### Key Points

- Prominent roadside property
- Refurbished
- New WC's
- Detached unit with parking
- LED lighting
- Could be combined with adjoining units

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| <b>VAT</b>            | Applicable   |
| <b>Legal Fees</b>     | Each party to bear their own costs   |
| <b>Estate Charge</b>  | Building insurance premium to be confirmed   |
| <b>EPC Rating</b>     | EPC exempt - Currently being constructed or undergoing major refurbishment             |

## Description

The property was formerly a car sales showroom and vehicle rental and storage facility. The majority of the property is enclosed with secure metal fence and gates and has been refurbished to include new LED lighting, WC's and new tarmac surface externally. The unit has also been decorated throughout.

The property/site would suit a variety of occupiers and offers development opportunities subject to obtaining the relevant planning permission

## Location

The property is located within a prime trade / commercial area of Barry.

The property is situated on the A4055 Cardiff Road at the roundabout junction with Ffordd y Milleniwm and the Gladstone Road Railway Bridge in the Cadoxton area of Barry. Cadoxton railway station is located nearby Cardiff City Centre is within approximately 8.3 miles and the M4 Motorway (Junction 33) is within approximately 7.5 miles to the North.

Nearby occupiers include; IMO Car Wash, Robert Price Builders Merchants (opposite), Exhaust, Tyre & Battery Garage, Barry Veterinary Centre, Greggs, Howdens and Dow Silicones UK.

The location is exceptionally busy with Cardiff Road being a main connection road to Barry centre, Barry Docks, Barry Waterfront and the surrounding industrial areas.

## Viewings

Please contact Jenkins Best for additional information or to arrange a viewing.

## Terms

New Lease available for a term of years to be agreed.



## Viewing & Further Information



**Henry Best**

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